

CONSERVATION EASEMENT

STATE OF FLORIDA:

COUNTY OF LEON:

THIS CONSERVATION EASEMENT is hereby made and entered into on this 12th day of January, 2004, by and between Diversified Land Development, Inc., whose mailing address is P.O. Box 12358 Tallahassee FL 32303 hereinafter referred to as the "Grantor," and LEON COUNTY, FLORIDA, a political subdivision of the State of Florida, whose mailing address is 301 South Monroe Street, Tallahassee, Florida 32301, hereinafter referred to as the "Grantee."

WITNESSETH:

For and in consideration of the mutual promises and other good and valuable consideration as set forth herein, the receipt and sufficiency of which is hereby acknowledged, the Grantor does hereby grant to the Grantee, its successors and assigns, a perpetual Conservation Easement in accordance with Section 704.06, Florida Statutes, over and across the real property more particularly described on Exhibit "A", which is attached hereto and expressly incorporated herein, on the terms and conditions hereinafter set forth:

The following activities are prohibited within this easement, pursuant to Section 704.06, Florida Statutes:

1. Construction or placing of buildings, roads, signs, billboards or other advertising, utilities, or other structures above or on the ground.
2. Dumping or placing of soil or other substance or material as landfill, or dumping or placing of trash, waste, or unsightly or offensive materials.
3. Removal or destruction of trees, shrubs, or other vegetation.
4. Excavation, dredging, or removal of loam, peat, gravel, soil, rock, or other material substance in such manner as to affect the surface.
5. Surface use except for purposes that permit the land or water area to remain predominately in its natural condition.
6. Activities detrimental to drainage, flood control, water conservation, erosion control, soil conservation, or fish and wildlife conservation habitat preservation.
7. Acts or uses detrimental to such retention of land or water areas.
8. Acts or uses detrimental to the preservation of the structural integrity or physical appearance of sites or properties of historical, architectural, archeological, or cultural significance.

It is understood that the granting of this easement entitles the Grantee to enter the above-described land in a reasonable manner and at reasonable times to assure compliance with the conditions of this easement.

Grantor hereby fully warrants the title to said real property and will defend the same against the lawful claims of all persons whomsoever claimed by, through or under it, that it has good rights and lawful authority to grant this easement and that the same is unencumbered. Where the context of this easement requires, allows or permits, the same shall include the successors or assigns of the parties.

The easement granted hereby shall run with the land and shall enure to the benefit of the Grantee and its successors and assigns.

IN WITNESS WHEREOF, Grantor has caused these covenants to be executed and its seal to be affixed hereto on the day and year first above written.

GRANTOR

(Corporation name typewritten)

Thomas Collins Webb President
Diversified Land Development, Inc.

WITNESSES:

Sign: Lucinda E. Roark
Print Name: Lucinda E. Roark

Sign: Rebecca Martin
Print Name: Rebecca Martin

Prepared by:
T. Collins Webb
1117 Pine St.
Tallahassee, FL
32303

STATE OF Florida
COUNTY OF Leon

The foregoing instrument was acknowledged before me this 12 day of June, 2004, by Thomas Collins Webb, who is personally known to me, or has produced Valid Passport as identification and did not take an oath.



Deputy clerk
NOTARY PUBLIC - STATE OF FLORIDA
Sign: Lucinda E. Roark
Print: Lucinda E. Roark

My Commission Expires:
Commission Number:



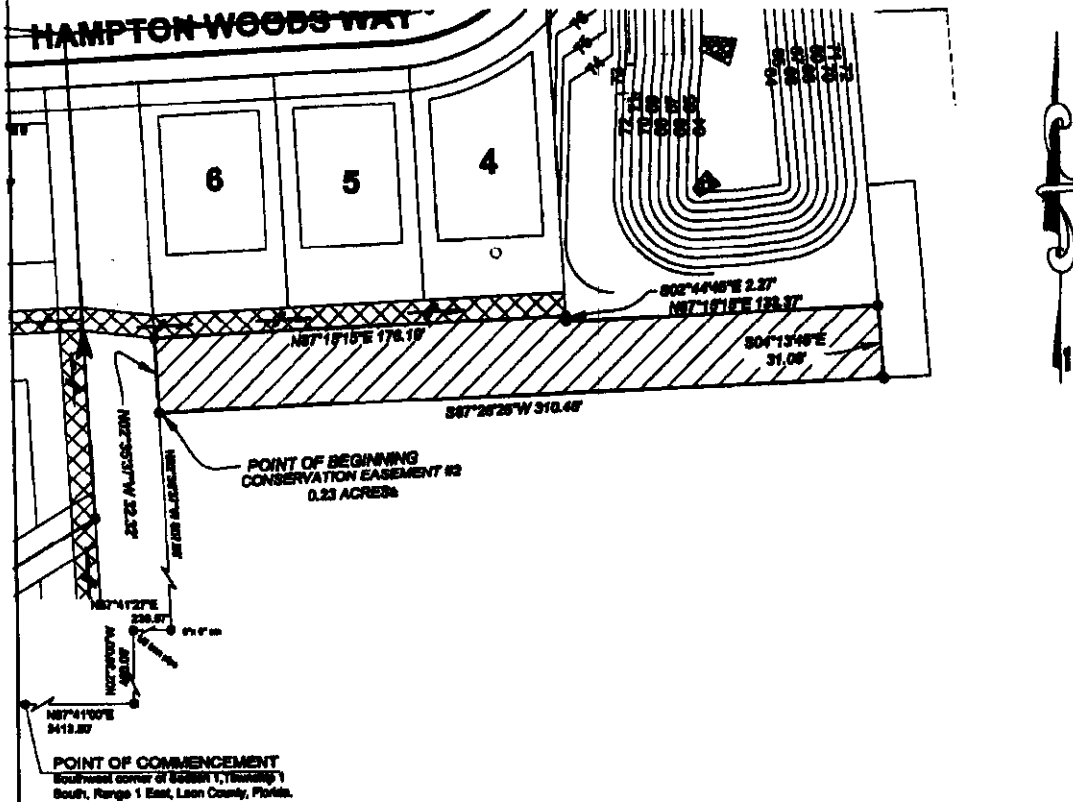
A Tract of land lying in Section 1, Township 1 South, Range 1 East Leon County, Florida more particularly described as follows; Commence at the Southwest corner of said Section 1 and run North 87 degrees 41 minutes East 3413.5 feet, thence North 02 degrees 38 minutes West 450.00 feet to a found 1/2" iron pin, thence North 87 degrees 41 minutes 27 seconds East 236.57' to a 6"x 6" concrete monument, thence North 02 degrees 35 minutes 37 seconds West 807.93' for THE POINT OF BEGINNING. From said POINT OF BEGINNING continue North 02 degrees 35 minutes 37 seconds West 32.32 feet, thence North 87 degrees 15 minutes 15 seconds East 176.19 feet, thence South 02 degrees 44 minutes 45 seconds East 2.27 feet, thence North 87 degrees 15 minutes 15 seconds East 133.37 feet, thence South 04 degrees 13 minutes 45 seconds East 31.06 feet, thence South 87 degrees 26 minutes 25 seconds West 310.45 to the POINT OF BEGINNING containing 0.23 of an acre, more or less.

A survey has not been performed by Moore Ream Consulting, INC., to verify its accuracy and there has been no onsite inspection to determine if the foregoing described property has any improvements or encroachments.

F.C.M. R.O.W. C/L R A T P P.L.P.P. C.L.P.P. D.D. R.O.S.	FOUND F/W CONCRETE ENCASMENT RW - RIGHT-OF-WAY CENTERLINE RADIAL DELTA OR CENTRAL ANGLE OR LENGTH TANGENT DISTANCE CH - CHAIN PLAT BOOK AND PAGE OFFICIAL RECORDS BOOK AND PAGE DEED BOOK BOOK OF CURB	F.I.P. F.A.D. 1999 S.C.M. S.P. S.A.C. S S S P.A.D. T.A.B.	FOUND IRON PIPE FOUND ASH IN GIP PROFESSIONAL LAND SURVEY CERTIFICATE SET F/W CONCRETE ENCASMENT LIFTING SET F/W IRON PIPE LIFTING SET SEAL AND T'D DIP LIFTING PLAT INFORMATION CHAINS INFORMATION CURVE INFORMATION SURVEY INFORMATION POINT OF DISCONTINUITY TANGENT ANGLE BOOK	LEGEND 	
<p>Minimum Base Cautelling The Duplicates, Specifications and other documents provided by this Project are the property of the Project and are to be used only for the purpose of this Project and, unless otherwise provided, may not be used for any other purpose without the written consent of the Project. The undersigned surveyor has not been provided a correct title exhibit or acknowledgment of previous title or boundary to the subject property. It is possible there are deeds of record, unrecorded deeds, easements or other instruments which could affect the boundaries.</p> <p><i>Larry D. Davis</i> Larry D. Davis Registered Florida Surveyor No. 8594</p>				<p>GRAPHIC SCALE 0 50 100 150 1 inch = 50.0 feet 1000-001 ARCHIVE NOV. 21, 2008 DRAWN BY LD</p>	
MOORE BASS CORNELIUS, INC. 200 N. BAYSHORE BLVD. TALLAHASSEE, FL 32302 (904) 849-0900 CERTIFICATE OF AUTHORIZATION NUMBER: 0000000000		CLIENT NAME UNDERLAND, INC.	PROJECT NAME HAMPDEN PARK	PROJECT FILE 1000-001	DRAWN BY LD
SKETCH OF DESCRIPTION					2



EXHIBIT "A", SHEET 2 OF 2

HAMPTON CREEK
CONSERVATION EASEMENT #2

A Tract of land lying in Section 1, Township 1 South, Range 1 East Leon County, Florida more particularly described as follows: Commence at the Southwest corner of said Section 1 and run North 87 degrees 41 minutes East 3413.5 feet, thence North 02 degrees 39 minutes West 450.00 feet to a found 1/2" Iron pin, thence North 87 degrees 41 minutes 27 seconds East 236.67' to a 6"x 6" concrete monument, thence North 02 degrees 35 minutes 37 seconds West 807.93' for THE POINT OF BEGINNING. From said POINT OF BEGINNING continue North 02 degrees 35 minutes 37 seconds West 32.32 feet, thence North 87 degrees 15 minutes 15 seconds East 176.19 feet, thence South 02 degrees 44 minutes 45 seconds East 2.27 feet, thence North 87 degrees 15 minutes 15 seconds East 133.37 feet, thence South 04 degrees 13 minutes 45 seconds East 31.06 feet, thence South 87 degrees 26 minutes 25 seconds West 310.45 to the POINT OF BEGINNING containing 0.23 of an acre, more or less.

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P.O.B. POINT OF BEGINNING P.O.C. POINT OF COMMENCEMENT C.A. CORNER ANGLE A AND LINES T TRIBUTARY DISTANCE CH CHAIN SURVEY AND DISTANCE P.A.P. PLAT BOOK AND PAGE O.P.P. OFFICIAL RECORD BOOK AND PAGE D.S. DEED BOOK B.O.C. BOOK OF CLAIMS	F.I.P. FOUND IRON PIN P.M.S. FOUND MONUMENT IN GAP P.L.S. PROFESSIONAL LAND SURVEY CERTIFICATE S.C.M. SET 7/16" CONCRETE MONUMENT LAYERS S.P. SET 7/16" PIN LAYERS S.A.S. SET 7/16" AND 1" O.P. LAYERS P.L. PLAT INFORMATION D.S. DEED INFORMATION C.S. CALCULATED INFORMATION E.S. ELEVATION INFORMATION P.O.C. POINT OF COMMENCEMENT P.O.B. POINT OF BEGINNING	LEGEND TELEPHONE POLE SIGNAL POLE GUY ANCHOR GAS METER GAS VALVE WATER VALVE SANITARY SEWER FLOW ARROW ELECTRIC BOX TELEPHONE PEDestal COMBINATION POLE POWER POLE LIGHT POLE FIRE HYDRANT CURB INLET YARD BRUSH BASEMENT VENT GATE INLET STORM MANHOLE HOUSE GUT WATER METER STORM FLOW ARROW MONITORING WELL TRUE (P. CH)	GRAPHIC SCALE 0 20 40 60 80 100 120 1 inch = 60 feet 00-000 Right to Survey 100-000 ARCHIVE DATE NOV. 21, 2006 DRAWN BY LDD SHEET TITLE SKETCH OF DESCRIPTION
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Moore Bass Consulting, Inc. and its employees shall be responsible for the accuracy of the survey and the correctness of the information provided. The undersigned surveyor has not been provided a current title opinion or description of property, and the surveyor is not responsible for any errors or omissions in the survey or for any encroachments or other matters which could affect the boundaries.

Larry D. Davis
Registered Florida Surveyor No. 8894

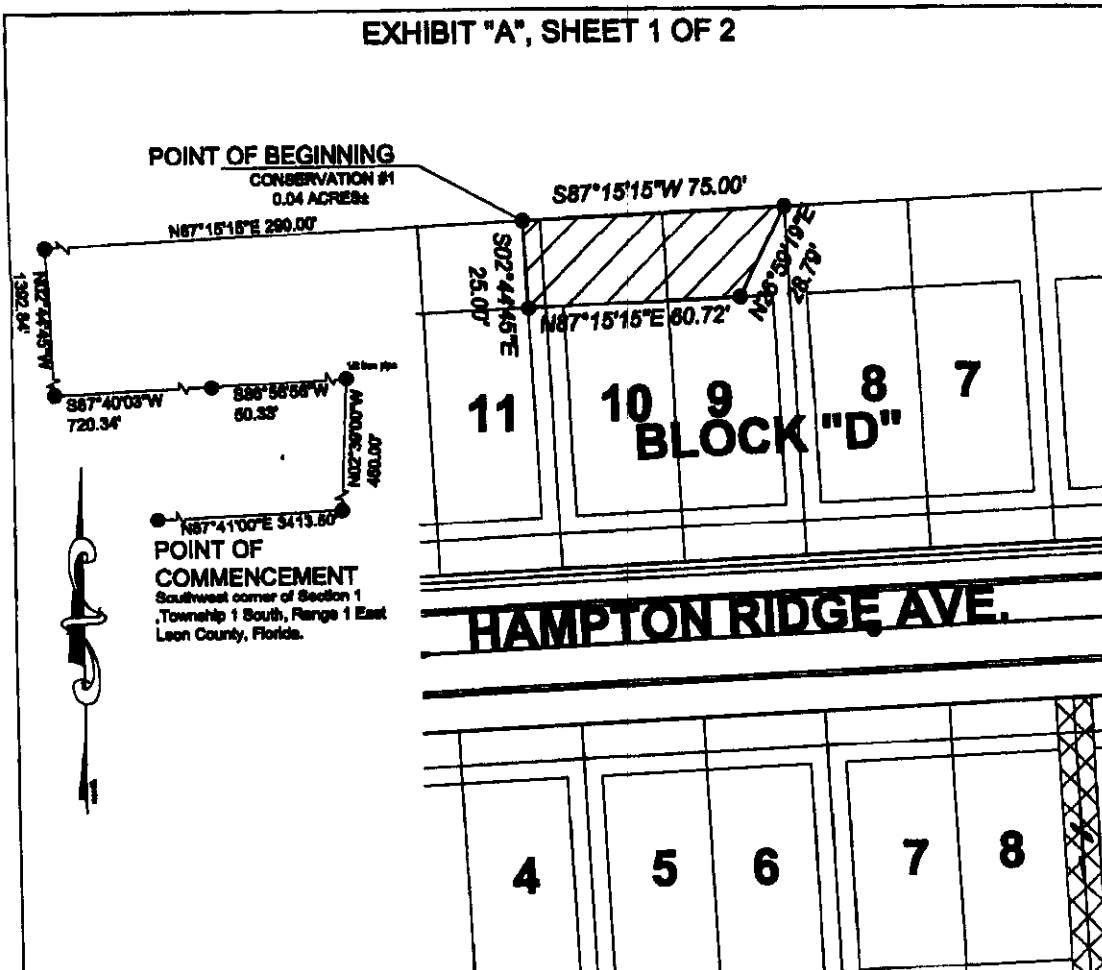
Moore Bass Consulting, Inc.
301 N. Gadsden Street
Tallahassee, FL 32301 (904) 291-0000
CONSULTING OF SURVEYING AND ENGINEERING

UNDERMAN, INC.
PROJECT NAME
DATE
SHEET TITLE

2



EXHIBIT "A", SHEET 1 OF 2

HAMPTON CREEK
CONSERVATION EASEMENT #1

A Tract of land lying in Section 1, Township 18 South, Range 1 East Leon County, Florida more particularly described as follows; Commence at the Southwest corner of said Section 1 and run North 87 degrees 41 minutes East 3413.50 feet, thence North 02 degrees 39 minutes West 450.00 feet to a found 1/2" iron pin, thence South 86 degrees 56 minutes 56 seconds West 50.33 feet, thence South 87 degrees 40 minutes 03 seconds West 720.34 feet, thence North 02 degrees 44 minutes 45 seconds West 1392.84 feet, thence North 87 degrees 15 minutes 15 seconds East 290.00 feet to the POINT OF BEGINNING. From said POINT OF BEGINNING continue North 87 degrees 15 minutes 15 seconds East 75.00 feet, thence South 29 degrees 59 minutes 19 seconds West 28.79 feet, thence South 87 degrees 15 minutes 15 seconds West 60.72 feet, thence North 02 degrees 44 minutes 45 seconds West 25.00 feet to the POINT OF BEGINNING containing 0.04 of an acre, more or less.

A survey has not been performed by Moore Bass Consulting, INC., to verify its accuracy and there has been no on-site inspection to determine if the foregoing described property has any improvements or encroachments.

LEGEND		GRAPHIC SCALE	
P.O.B. POINT OF BEGINNING	P.O.C. POINT OF COMMENCEMENT	1" = 40' 0"	1" = 40' 0"
CONSERVATION #1	CONSERVATION #2	1" = 40' 0"	1" = 40' 0"
CONSERVATION #3	CONSERVATION #4	1" = 40' 0"	1" = 40' 0"
CONSERVATION #5	CONSERVATION #6	1" = 40' 0"	1" = 40' 0"
CONSERVATION #7	CONSERVATION #8	1" = 40' 0"	1" = 40' 0"
CONSERVATION #9	CONSERVATION #10	1" = 40' 0"	1" = 40' 0"
CONSERVATION #11	CONSERVATION #12	1" = 40' 0"	1" = 40' 0"
CONSERVATION #13	CONSERVATION #14	1" = 40' 0"	1" = 40' 0"
CONSERVATION #15	CONSERVATION #16	1" = 40' 0"	1" = 40' 0"
CONSERVATION #17	CONSERVATION #18	1" = 40' 0"	1" = 40' 0"
CONSERVATION #19	CONSERVATION #20	1" = 40' 0"	1" = 40' 0"
CONSERVATION #21	CONSERVATION #22	1" = 40' 0"	1" = 40' 0"
CONSERVATION #23	CONSERVATION #24	1" = 40' 0"	1" = 40' 0"
CONSERVATION #25	CONSERVATION #26	1" = 40' 0"	1" = 40' 0"
CONSERVATION #27	CONSERVATION #28	1" = 40' 0"	1" = 40' 0"
CONSERVATION #29	CONSERVATION #30	1" = 40' 0"	1" = 40' 0"
CONSERVATION #31	CONSERVATION #32	1" = 40' 0"	1" = 40' 0"
CONSERVATION #33	CONSERVATION #34	1" = 40' 0"	1" = 40' 0"
CONSERVATION #35	CONSERVATION #36	1" = 40' 0"	1" = 40' 0"
CONSERVATION #37	CONSERVATION #38	1" = 40' 0"	1" = 40' 0"
CONSERVATION #39	CONSERVATION #40	1" = 40' 0"	1" = 40' 0"
CONSERVATION #41	CONSERVATION #42	1" = 40' 0"	1" = 40' 0"
CONSERVATION #43	CONSERVATION #44	1" = 40' 0"	1" = 40' 0"
CONSERVATION #45	CONSERVATION #46	1" = 40' 0"	1" = 40' 0"
CONSERVATION #47	CONSERVATION #48	1" = 40' 0"	1" = 40' 0"
CONSERVATION #49	CONSERVATION #50	1" = 40' 0"	1" = 40' 0"
CONSERVATION #51	CONSERVATION #52	1" = 40' 0"	1" = 40' 0"
CONSERVATION #53	CONSERVATION #54	1" = 40' 0"	1" = 40' 0"
CONSERVATION #55	CONSERVATION #56	1" = 40' 0"	1" = 40' 0"
CONSERVATION #57	CONSERVATION #58	1" = 40' 0"	1" = 40' 0"
CONSERVATION #59	CONSERVATION #60	1" = 40' 0"	1" = 40' 0"
CONSERVATION #61	CONSERVATION #62	1" = 40' 0"	1" = 40' 0"
CONSERVATION #63	CONSERVATION #64	1" = 40' 0"	1" = 40' 0"
CONSERVATION #65	CONSERVATION #66	1" = 40' 0"	1" = 40' 0"
CONSERVATION #67	CONSERVATION #68	1" = 40' 0"	1" = 40' 0"
CONSERVATION #69	CONSERVATION #70	1" = 40' 0"	1" = 40' 0"
CONSERVATION #71	CONSERVATION #72	1" = 40' 0"	1" = 40' 0"
CONSERVATION #73	CONSERVATION #74	1" = 40' 0"	1" = 40' 0"
CONSERVATION #75	CONSERVATION #76	1" = 40' 0"	1" = 40' 0"
CONSERVATION #77	CONSERVATION #78	1" = 40' 0"	1" = 40' 0"
CONSERVATION #79	CONSERVATION #80	1" = 40' 0"	1" = 40' 0"
CONSERVATION #81	CONSERVATION #82	1" = 40' 0"	1" = 40' 0"
CONSERVATION #83	CONSERVATION #84	1" = 40' 0"	1" = 40' 0"
CONSERVATION #85	CONSERVATION #86	1" = 40' 0"	1" = 40' 0"
CONSERVATION #87	CONSERVATION #88	1" = 40' 0"	1" = 40' 0"
CONSERVATION #89	CONSERVATION #90	1" = 40' 0"	1" = 40' 0"
CONSERVATION #91	CONSERVATION #92	1" = 40' 0"	1" = 40' 0"
CONSERVATION #93	CONSERVATION #94	1" = 40' 0"	1" = 40' 0"
CONSERVATION #95	CONSERVATION #96	1" = 40' 0"	1" = 40' 0"
CONSERVATION #97	CONSERVATION #98	1" = 40' 0"	1" = 40' 0"
CONSERVATION #99	CONSERVATION #100	1" = 40' 0"	1" = 40' 0"

21



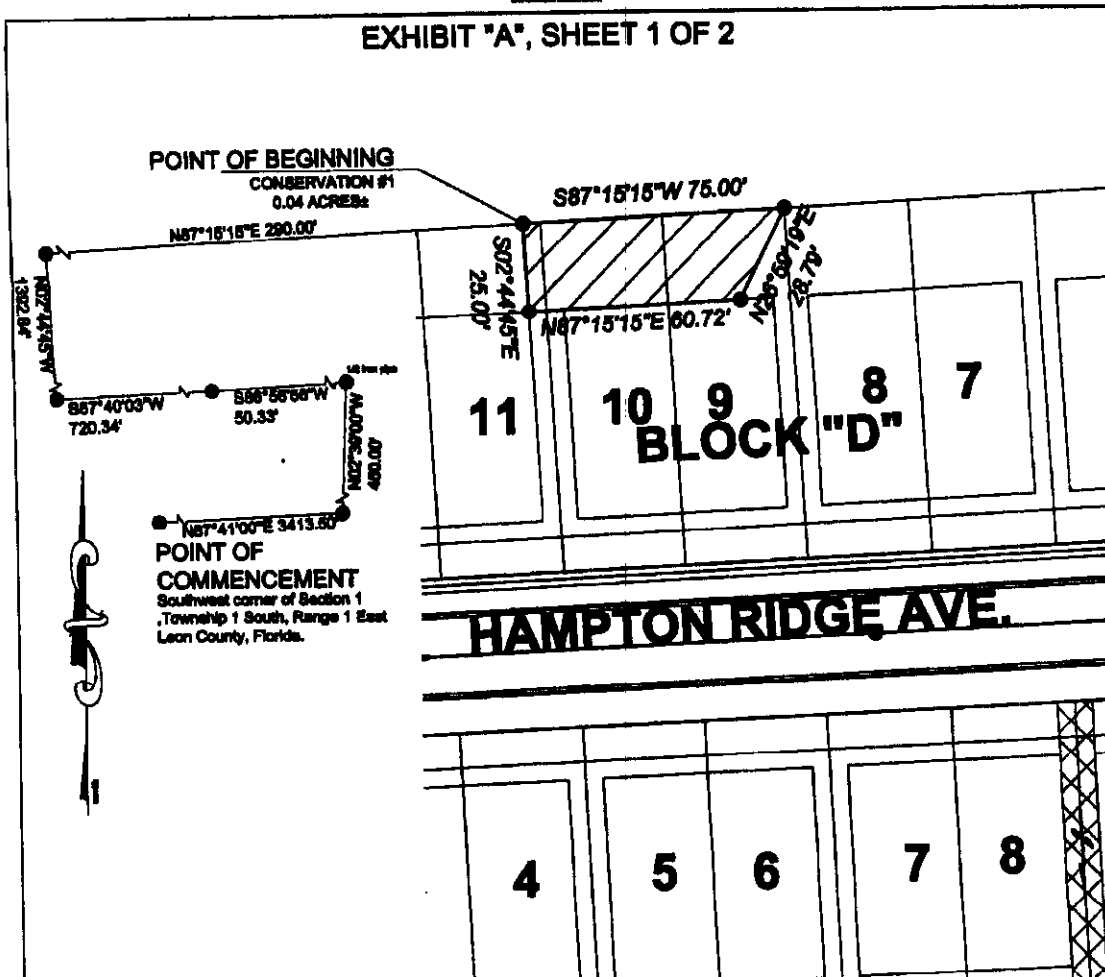
A Tract of land lying in Section 1, Township 1 South, Range 1 East Leon County, Florida more particularly described as follows; Commence at the Southwest corner of said Section 1 and run North 87 degrees 41 minutes East 3413.50 feet, thence North 02 degrees 39 minutes West 450.00 feet to a found 1/2" iron pin, thence South 88 degrees 58 minutes 58 seconds West 50.33 feet, thence South 87 degrees 40 minutes 03 seconds West 720.34 feet, thence North 02 degrees 44 minutes 45 seconds West 1382.84 feet, thence North 87 degrees 15 minutes 15 seconds East 290.00 feet to the POINT OF BEGINNING. From said POINT OF BEGINNING continue North 87 degrees 15 minutes 15 seconds East 75.00 feet, thence South 28 degrees 59 minutes 19 seconds West 28.79 feet, thence South 87 degrees 15 minutes 15 seconds West 60.72 feet, thence North 02 degrees 44 minutes 45 seconds West 25.00 feet to the POINT OF BEGINNING containing 0.04 of an acre, more or less.

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[illegible]



EXHIBIT "A", SHEET 1 OF 2



**HAMPTON CREEK
CONSERVATION EASEMENT #1**

A Tract of land lying in Section 1, Township 18 South, Range 1 East Leon County, Florida more particularly described as follows; Commence at the Southwest corner of said Section 1 and run North 87 degrees 41 minutes East 3413.50 feet, thence North 02 degrees 39 minutes West 450.00 feet to a found 1/2" Iron pin, thence South 88 degrees 56 minutes 58 seconds West 50.33 feet, thence South 87 degrees 03 minutes 03 seconds West 720.34 feet, thence North 02 degrees 44 minutes 45 seconds West 1392.84 feet, thence North 87 degrees 15 minutes 15 seconds East 290.00 feet to the POINT OF BEGINNING. From said POINT OF BEGINNING continue North 87 degrees 15 minutes 15 seconds East 75.00 feet, thence South 26 degrees 59 minutes 19 seconds West 28.79 feet, thence South 87 degrees 15 minutes 15 seconds West 60.72 feet, thence North 02 degrees 44 minutes 45 seconds West 25.00 feet to the POINT OF BEGINNING containing 0.04 of an acre, more or less.

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LEGEND	
P.L.S. FOUND 1/4" CONCRETE MONUMENT	P.L.S. FOUND IRON PIN
P.L.S. RUN - RIGHT-OF-WAY CENTERLINE	P.L.S. FOUND NAIL IN CAP
P.L.S. RADIUS	P.L.S. PROFESSIONAL LAND SURVEY CERTIFICATE
P.L.S. DELTA OR CENTRAL ANGLE	SET 1/4" CONCRETE MONUMENT LAYOUT
P.L.S. AND LINESH	SET 1/4" IRON PIN LAYOUT
P.L.S. TANGENT DISTANCE	SET 1/4" NAIL AND 1" CAP LAYOUT
P.L.S. CHORD BEARINGS AND DISTANCE	FLAT INFORMATION
P.L.S. PLAT BOOK AND PAGE	DRAWN INFORMATION
P.L.S. OFFICIAL RECORDS BOOK AND PAGE	CALCULATED INFORMATION
P.L.S. CURVED BOUNDARY	SURVEY INFORMATION
P.L.S. BACK OF CURVE	POINT OF COMMENCEMENT
	P.L.S. POINT OF BEGINNING

GRAPHIC SCALE	
1 inch = 40 feet	
FILE #	00-000
CONTRACT #	1088.001
DATE	SEPT. 18, 2008
DRAWN BY	LDG
CHECKED BY	LDG
SCALE OF DESCRIPTION	1.0